| 018.0 | 0006 | 0017.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,098,400 | / | 1,098,400 |
| USE VALUE: | 1,098,400 | / | 1,098,400 |
| ASSESSED: | 1,098,400 | / | 1,098,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 17 | | CHESWICK RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GEE ETHAN R/DAIANA P |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 17 CHESWICK RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SCOTT ROBERT H - |
| Owner 2: | - |
| Street 1: | 17 CHESWICK RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 7,024 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Wood Shingle Exterior and 2272 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7024.000 | 562,300 | | 536,100 | 1,098,400 |
| Total Card | 0.161 | 562,300 | | 536,100 | 1,098,400 |
| Total Parcel | 0.161 | 562,300 | | 536,100 | 1,098,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.45 | /Parcel: 483.4

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

| | |
|---|---|
| User Acct | 13158 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/24/14 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 018.0-0006-0017.0

!1563!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 562,400 | 0 | 7,024. | 536,100 | 1,098,500 | 1,098,500 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 419,200 | 0 | 7,024. | 693,800 | 1,113,000 | 1,113,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 419,200 | 0 | 7,024. | 441,500 | 860,700 | 860,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 419,200 | 0 | 7,024. | 403,700 | 822,900 | 822,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 419,200 | 0 | 7,024. | 328,000 | 747,200 | 747,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 402,900 | 0 | 7,024. | 328,000 | 730,900 | 730,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 402,900 | 0 | 7,024. | 299,000 | 701,900 | 701,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 358,300 | 0 | 7,024. | 284,500 | 642,800 | 642,800 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 17:08:35 |

## LAST REV

| Date | Time |
|---|---|
| 03/27/20 | 09:50:52 |
| danam | |
| 1563 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 13158 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SCOTT ROBERT H | 1357-74 | | 7/29/2008 | | 679,000 | No | No | | |
| DUCEY MARY R & | 1353-1 | | 4/29/2008 | Sub Sale | 450,000 | No | No | | |
| DUCEY MARY R | 1128-130 | | 6/28/1994 | | 100 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/19/2020 | 230 | Inter Fi | 24,576 | C | | | | |
| 2/28/2017 | 209 | Solar Pa | 2,000 | C | | | | |
| 4/29/2013 | 611 | Heat App | 6,000 | C | | | | |
| 3/19/2013 | 388 | Addition | 123,300 | | | | | |
| 3/13/2013 | 328 | Manual | 3,144 | C | | | | |
| 5/11/2010 | 419 | New Wind | 14,350 | | | | | 3 REPLACEMENT WIND |
| 4/24/2008 | 390 | Redo Kit | 35,000 | | | G9 | GR FY09 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/24/2014 | Meas/Inspect | PC | PHIL C |
| 6/17/2013 | Info Fm Prmt | EMK | Ellen K |
| 5/29/2013 | Info Fm Prmt | EMK | Ellen K |
| 2/16/2009 | Meas/Inspect | 336 | PATRIOT |
| 10/6/1999 | Meas/Inspect | 243 | PATRIOT |
| 8/24/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7024 | | Sq. Ft. | Site | | 0 | 85. | 0.90 | 2 | | | | | | | | | 536,112 | | | | | | 536,100 | |

Total AC/HA: 0.16125 | Total SF/SM: 7024 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 536,112 | Spl Credit | Total: 536,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | YELLOW | | |
| View / Desir: | k - Kelwyn Manor | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1939 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G14 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.11214781 |
| Const Adj.: | 0.98980004 |
| Adj $ / SQ: | 137.600 |
| Other Features: | 125797 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 589376 |
| Depreciation: | 27111 |
| Depreciated Total: | 562264 |

## COMMENTS

SINK IN BSMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 3 | HB | | | | | | |

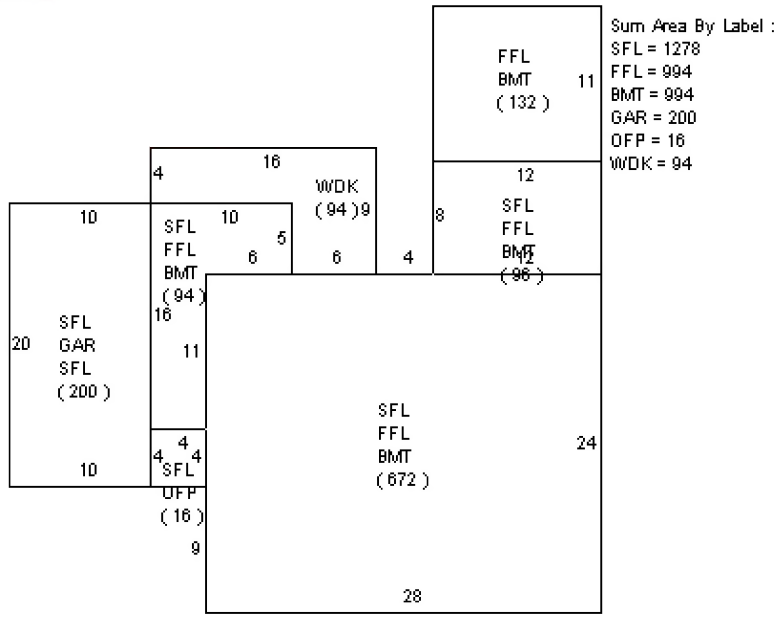
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,278 | 137.600 | 175,853 |
| BMT | Basement | 994 | 41.280 | 41,032 |
| FFL | First Floor | 994 | 137.600 | 136,775 |
| GAR | Garage | 200 | 27.220 | 5,444 |
| WDK | Deck | 94 | 15.840 | 1,489 |
| OFP | Open Porch | 16 | 43.550 | 697 |
| | Net Sketched Area: | 3,576 | Total: | 361,290 |
| Size Ad | 2272 | Gross Are | 3576 | FinArea 2272 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 166.50 |
| Special Features: | 0 | Val/Su Net: | 157.24 |
| Final Total: | 562300 | Val/Su SzAd | 247.49 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0006-0017.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total: